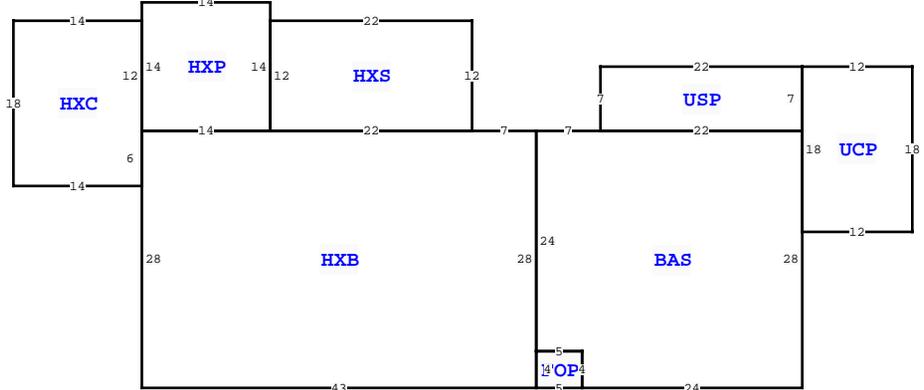


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	15	HARDTILE	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		5	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Story Height		1	100
RMS		0	100
Stories	0	0	100
Units		2	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0800	MULTI-FAM	<10
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	21417.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	792	100	
FOP	20	30	
HXB	1,204	100	
HXC	252	25	
HXP	196	30	
HXS	264	40	
UCP	216	20	
USP	154	35	
TOTALS	3,098		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	DUPLX	55%	2021		250,478	1986	2000	0	0	31.25	68.75
Heated Area: 1996 HX Base Yr 2026											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			172,204
TOTAL MARKET OB/XF VALUE			1,250
TOTAL LAND VALUE - MARKET			22,000
TOTAL MARKET VALUE			195,454
SOH/AGL Deduction			46,588
ASSESSED VALUE			148,866
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			97,455
TOTAL JUST VALUE			195,454
INCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			140,446

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052886	Roof Replacement	12,250	04/14/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1537/1029	3/21/2025	WD	Q	I	01	254,000
GRANTOR: PLEASANTON JORDAN						
GRANTEE: GUINN ISAAC						
1416/0545	7/28/2020	WD	Q	I	01	157,500
GRANTOR: MICHAEL & JUDITH VARD						
GRANTEE: JORDAN PLEASANTON						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/08/2026	MLU

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC,PAVMT	0	100	12	48	1.00	UT 0.00	0.00	100	0	0	3	100	750
2	0294	SHED WOOD/	0	100	0	0	1.00	UT 0.00	0.00	100	2012	2012	3	100	500

**BUILDING DIMENSIONS**  
 USP= W22 S7BAS= W7 HXB= W7 HXS= N12 W22 S12 E22\$ W22 HXP= N14 W14 S14 E14\$ W14 HXC= N12 W14 S18 E14 N6\$ S28 E43 N28\$ S24 FOP= S4 E5 N4 W5\$ E5 S4 E24 N28 W22\$E22 N7\$ UCP= S18 E12 N18 W12\$.

LAND DESCRIPTION																	TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV		
1	0800	C	MULTI-FAM	100		A-1	210.00	150.00	0.50	LT		1.00	1.00	1.00	22,000.00	22,000.00	11,000									
2	0800	C	MULTI-FAM	0		A-1	0.00	0.00	0.50	LT		1.00	1.00	1.00	22,000.00	22,000.00	11,000									